



101 Westway,  
Cotgrave, NG12 3QB



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Thomas James are delighted to offer this superb, renovated and extended detached family home to the market.

The property provides immaculately well presented accommodation arranged over two floors including; an entrance hallway, a study, a living room, a spacious modern dining kitchen/family room with bi-fold doors opening to the garden, plus a utility room, a shower room, and a bedroom/play room on the ground floor, with the first floor landing giving access to three double bedrooms, and a beautifully fitted shower room.

Benefiting from gas central heating with NEST heating controls, and recently installed UPVC double glazing, the property has an enclosed garden to the rear, with plenty of entertaining space, plus a driveway at the front providing off road parking for a number of vehicles. The integral garage is currently used as a gym.

Located on a corner plot in a pleasant position, in the south Nottinghamshire village of Cotgrave, the property is within easy reach of the excellent facilities including the state of the art doctors surgery and library hub, plus primary schools, shops, public houses, a leisure centre with swimming pool, a golf course, and a country park.

Early viewing is essential to appreciate the space and finish that this stunning home provides throughout!

## Offers Over £400,000





## ACCOMMODATION

The composite entrance door opens to the entrance hallway. The entrance hallway has stairs off to the first floor, the wall mounted NEST heating control, and doors opening to the study and the living room.

The living room has a bay window to the front, and a feature media wall with an electric living flame effect fire, display units with shelves and lighting, and space for a wall mounted television. Door leads into dining kitchen/family room.

The extended and well appointed dining kitchen/family room is fitted with a range of high and low level units and drawers, quartz upstands and work surfaces, and feature under cabinet and work surface level lighting. There is a sunken sink unit with a quartz drainer, and integrated appliances including; a dishwasher, a fridge/freezer, a wine fridge, a fan assisted oven, and an induction hob with a modern touch extractor hood over. The breakfast bar area in this impressive room has under counter lighting, there is ample space for a dining table, feature panelling to the walls, a door to the play room/bedroom four, a door to the utility room, and bi-fold doors opening to the garden.

The utility room is fitted with wall and base units, and square edge work surfaces. There is space and plumbing for a washing machine, space for a dryer, and under stairs storage space. A UPVC door opens to the side from here, and there are doors into the study and the shower room.

The ground floor shower room is fitted with a corner shower enclosure, a wash hand basin with a vanity cupboard, and a concealed flush wc. There is a touch sensitive lighted mirror, and a heated towel rail.

The study has a bay window to the front, laminate flooring, a wall mounted cupboard housing the consumer unit, and ample space for office furniture. This versatile room would also lend itself to other uses such as a snug or playroom.

The ground floor accommodation is completed by the play room/bedroom four, which has a window to the rear, and spot lights.

On reaching the first floor, the landing has a loft access hatch with a pull down ladder (giving access to the partially boarded loft space above. The Viessmann combination boiler is housed here and there is a light), and doors into three bedrooms, and the family shower room.

Bedroom one has a window to the front, fitted wardrobes and a feature wall with display shelves and lighting.

Bedroom two has a window to the front, and fitted wardrobes.

Bedroom three has a window to the rear.

Finally, the luxury family shower room has been fitted and finished to a high standard (with Grohe fittings) and includes; a walk in shower enclosure (with two shower heads), a large "His & Hers" wash hand basin with two mixer taps over, and a floating vanity drawer beneath , and a wc. There is tiling to the walls and floor, feature lighting, under floor heating, built in electric toothbrush charging facility, a heated towel rail, and display shelving.

## OUTSIDE

The driveway at the front of the property provides off road parking. There is a shrub bed to the side, up and down lighters, access to the entrance door, and to the INTEGRAL SINGLE GARAGE (With power and lighting connected, plastered ceiling, loft space above, and spot lights. Currently used as a gym). There is pedestrian gated access to both sides, leading to the rear.

The north west facing garden to the rear of the property is privately enclosed by timber screen fencing and includes; a raised porcelain tiled patio seating area, a shaped lawn, a further patio seating area, and established shrubs. The garden has external lighting, external power points, and an external tap.

## Council Tax Band

Council Tax Band C. Rushcliffe Borough Council.

Amount Payable 2024/2025 £2,169.93.

## Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

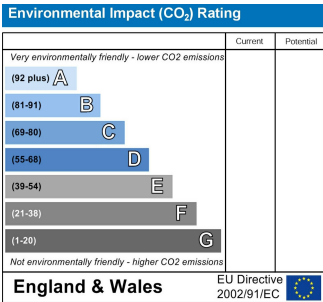
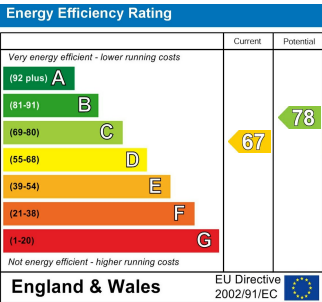


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